171.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	914,600 / 914,600
					USE VALUE:	914,600 / 914,600
					ASSESSED:	914,600 / 914,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAYES JOHN D & JEANEEN
Owner 2:	
Owner 3:	
Street 1:	11 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1988, having primarily Clapboard Exterior and 2361 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9000.000	431,600		483,000	914,600
Total Card	0.207	431,600		483,000	914,600
Total Parcel	0.207	431,600		483,000	914,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.38 | /Parcel: 387.38

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 152284

GIS Ref

GIS Ref

Insp Date 12/01/17

!13249!

PREVIOUS ASSESSMENT

Parcel ID 171.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	431,600	0	9,000.	483,000	914,600		Year end	12/23/2021
2021	101	FV	417,400	0	9,000.	483,000	900,400		Year End Roll	12/10/2020
2020	101	FV	417,500	0	9,000.	483,000	900,500	900,500	Year End Roll	12/18/2019
2019	101	FV	356,800	0	9,000.	483,000	839,800	839,800	Year End Roll	1/3/2019
2018	101	FV	356,800	0	9,000.	427,800	784,600	784,600	Year End Roll	12/20/2017
2017	101	FV	356,800	0	9,000.	358,800	715,600	715,600	Year End Roll	1/3/2017
2016	101	FV	356,800	0	9,000.	358,800	715,600	715,600	Year End	1/4/2016
2015	101	FV	342,400	0	9,000.	310,500	652,900	652,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:33:24

LAST REV

Date	Time
12/28/17	18:08:29
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13249

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20250-310		12/1/1989	Forclosure	1	No	No		A

USER DEFINED

Prior Id # 1:	152284
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	Inspected	PH	Patrick H
10/21/2008	Meas/Inspect	345	PATRIOT
12/20/1999	Meas/Inspect	243	PATRIOT
7/12/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9000		Sq. Ft.	Site		0	70.	0.77	8									483,002						483,000	

Total AC/HA:	0.20661	Total SF/SM:	9000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	483,002	Spl Credit		Total:	483,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1M - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.1	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.09472680
Const Adj.:	0.99495000
Adj $ / SQ:	119.812
Other Features:	115328
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	514441
Depreciation:	82825
Depreciated Total:	431616

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

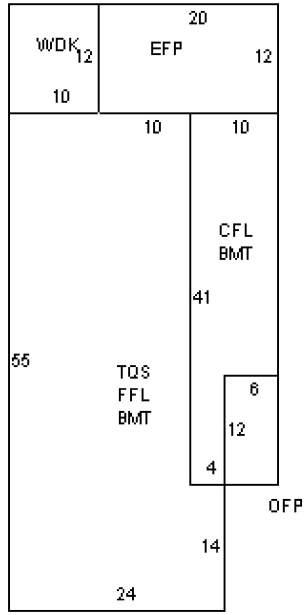
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	131.79
Special Features:	0	Val/Su Net:	100.68
Final Total:	431600	Val/Su SzAd	182.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,494	35.940	53,700
FFL	First Floor	1,156	119.810	138,502
TQS	3/4 Story	867	119.810	103,877
CFL	Cathflr	338	125.800	42,521
EFP	Enclos Porch	240	38.370	9,210
WDK	Deck	120	14.260	1,711
OFP	Open Porch	72	39.220	2,824
	Net Sketched Area:	4,287	Total:	352,345
Size Ad	2361	Gross Area	4576	FinArea 2361

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

171.0-0003-0003.0

IMAGE

AssessPro Patriot Properties, Inc